



City of Richmond
Planning and Development Department

Report to Committee

To: Planning Committee

From: Jean Lamontagne
Director of Development

Re: **Application by Julian Rey for Rezoning at 7311 Gilbert Road from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9)**

To Council - Sept 25, 2006

To Planning - Sept 19, 2006

Date: September 1, 2006

RZ 05-321176

File: 12-8060-20-8058

Staff Recommendation

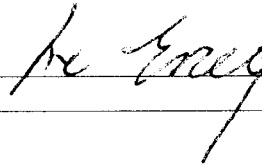
That Bylaw No. 8058, for the rezoning of 7311 Gilbert Road from "Single-Family Housing District, Subdivision Area E (R1/E)" to "Coach House District (R9)", be introduced and given first reading.


Jean Lamontagne
Director of Development

JL:el
Att.

FOR ORIGINATING DEPARTMENT USE ONLY

CONCURRENCE OF GENERAL MANAGER



Staff Report

Origin

Julian Rey has applied to the City of Richmond for permission to rezone 7311 Gilbert Road (**Attachment 1**) from Single-Family Housing District, Subdivision Area E (R1/E) to Coach House District (R9) in order to permit the property to be subdivided into two (2) lots each with a single-family residence on it and a dwelling unit above the garage with access to a new lane only.

Findings of Fact

A Development Application Data Sheet providing details about the development proposal is attached (**Attachment 2**).

Surrounding Development

To the North: Two (2) Single-Family dwellings on large lots zoned R1/E fronting onto Gilbert Road. 7271 Gilbert Road is under Development Application (RZ 04-273100) to permit a similar Coach House proposal.

To the East: Gilbert Road, and then Multi-family dwellings on land zoned Townhouse and Apartment (R3) or CD/58.

To the South: Four (4) medium sized lots zoned R1/B with a laneway at the rear.

To the West: Single-Family dwellings on large lots zoned R1/E fronting onto Mang Road and Chatterton Road.

Related Policies & Studies

Lot Size Policy 5408

The subject property is located within the Single-Family Lot Size Policy No. 5408 (adopted by Council April 10, 1989 / amended May 15, 2006 (**Attachment 3**)). This Policy permits subdivision of lots fronting Gilbert Road and Blundell Road to Single-Family Housing District (R1-0.6) or Coach House District (R9) (minimum 9 m or 29.5 ft wide) providing no direct accesses are created to the arterial roads. The current proposal would create two (2) lots, each approximately 10.35 m wide, with lane access.

Lane Establishment and Arterial Road Redevelopment Policy

The subject application is consistent with the City's Lane Establishment and Arterial Road Redevelopment Policy which encourages coach housing with lane access along arterial roads.

Staff Comments

Landscaping

A tree survey is submitted (**Attachment 4**) and fourteen (14) bylaw-sized trees were noted on site. The applicant is proposing to remove two (2) trees to allow the construction of the future lane and an additional ten (10) trees within the permitted building envelope to accommodate the future dwellings and detached garages with coach houses. The applicant has agreed to preserve the large Cedar tree located in the front yard and wish to retain the Holly tree at the northeast corner of the site though the arborist recommends removal as this is a marginal retention tree (see Arborist Report in **Attachment 5**). Tree protection barriers around these two (2) trees have already been installed and will remain on site until the construction of the future dwellings is completed.

Based on the 2:1 tree replacement ratio goal stated in the OCP and according to the size of replacement tree requirement of the Tree Protection Bylaw #8057, twenty-four (24) replacement trees are required (ten (10) at 6 cm calliper, two (2) at 8 cm calliper, eight (8) at 9 cm calliper, and four (4) at 11 cm calliper). Due to the configuration of the future lots and building footprints, the applicant is proposing to plant and maintain eight (8) replacement trees each at 6 cm calliper on site and contribute \$8,000 towards the Park Improvement Fund in-lieu of the balance of the replacement trees. The applicant is also proposing to plant a combination of shrubs and ground covers on the front yards to enhance the streetscape. A preliminary landscape plan prepared by a registered landscape architect has been submitted (**Attachment 6**). In order to ensure that this work is undertaken, the applicant has agreed to provide a landscape security in the amount of \$6,307 prior to final adoption of the rezoning bylaw.

Site Servicing

Prior to final adoption of the rezoning bylaw, the developer shall dedicate 6 m across the entire west edge of their site for future lane extension. Registration of a Flood Indemnity Covenant with a minimum Building Elevation Requirement of 0.9 m geodetic is also required.

With future subdivision, the developer is to enter into the City's standard Servicing Agreement to design and construct the laneworks at their sole cost. Works include, but are not limited to, 5.10 m lane construction with roll curb and gutter on both sides, storm sewer, and street lighting. Developer is also requested to propose a new fence on the neighbours' side of the new lane and construct it at their sole cost. Furthermore, the developer is required to continue the works done via SA98-153600 immediately south, create a 1.50 m grass and treed boulevard on Gilbert, with a new 1.50 m sidewalk behind that. All works are at the developer's sole cost; no credits apply.

Analysis

This is a relatively straightforward redevelopment proposal. It is noted that a partial laneway already exists to the south and from this perspective the proposed development would result in a consistent layout. The future lots will have vehicle access to the laneway with no access being permitted onto Gilbert Road. All the relevant technical issues appear to be addressable and it is noted that the application conforms to both the Land Establishment and Arterial Road Redevelopment Policies and Lot Size Policy 5408.

Financial Impact or Economic Impact

None

Conclusion

Staff have reviewed the technical merits of the application for rezoning of 7271 Gilbert Road. The rezoning application complies with all policies and land use designations contained within the Official Community Plan (OCP) and is consistent with the direction of redevelopment currently ongoing in the surrounding area. On this basis, staff support the application.



Edwin Lee
Planning Technician - Design
EL:rg

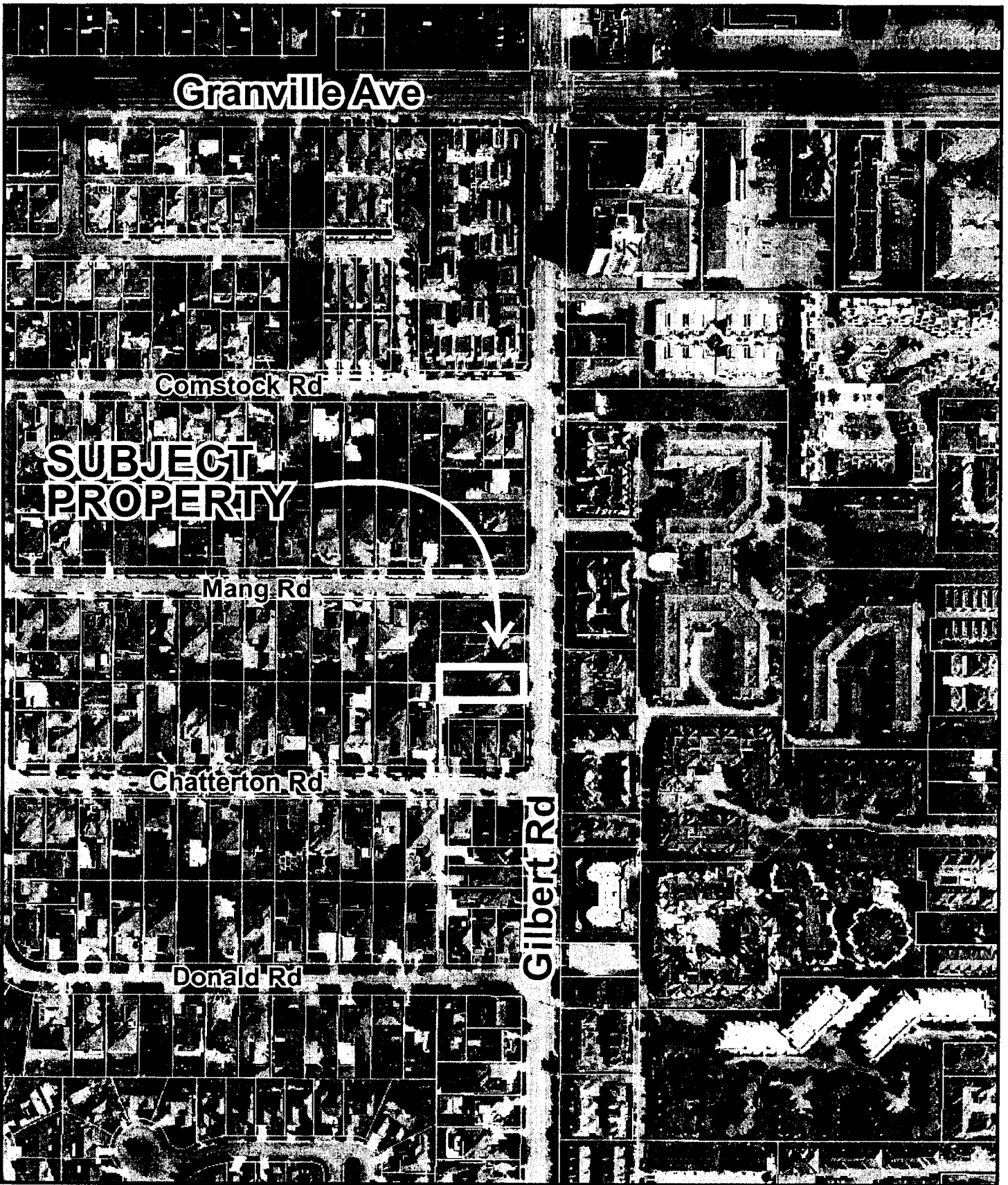
- Attachment 1: Location Map/Aerial Photo
- Attachment 2: Development Application Data Sheet
- Attachment 3: Lot Size Policy 5408
- Attachment 4: Tree Survey
- Attachment 5: Arborist Report
- Attachment 6: Preliminary Landscape Plan

The following must be completed prior to final adoption of the rezoning bylaw:

1. Submission of a Landscaping Security to the City of Richmond in the amount of \$6,307 for the landscape works as per the landscape plan prepared by Ito & Associates, dated August 31, 2006, and attached to the Report to Committee dated September 1, 2006.
2. Contribution of \$8,000 in-lieu of seventeen (17) replacement trees to go to the Park Improvement Fund.
3. Registration of a flood indemnity covenant on title.
4. Dedication a 6 m wide lane along their entire west property line.

Prior to Subdivision Approval:

1. Enter into a Servicing Agreement for the design and construction of Lane improvements along the rear property line of the site.
2. Propose and construct a new fence on the neighbours' side of the new lane.
3. Create a 1.50 m grass and treed boulevard on Gilbert, with a new 1.50 m sidewalk behind that similar to the works done via SA98-153600.



RZ 05-321176

Original Date: 09/01/06

Amended Date:

Note: Dimensions are in METRES



City of Richmond

6911 No. 3 Road
 Richmond, BC V6Y 2C1
 www.richmond.ca
 604-276-4000

**Development Application
 Data Sheet**

RZ

Attachment 2

Address: 7311 Gilbert Road

Applicant: Julian Rey

	Existing	Proposed
Owner:	Julian Rey	To be determined
Site Size (m²):	1,106 m ² (11,905 ft ²)	552 m ² (5,945 ft ²) each
Land Uses:	Single-Family Residential Dwelling	Two Residential Coach House Lots
OCP Designation:	Low Density Residential	No Change
702 Policy Designation	R1-0.6 or R/9	No change
Zoning:	Singe-Family Housing District, Subdivision Area E (R1/E)	Coach House District (R9)
Number of Units:	1 single-family detached	One principle dwelling and one coach house per lot

On Future Subdivided Lots	Bylaw Requirement	Proposed	Variance
Floor Area Ratio:	Max. 0.60	Max. 0.60	none permitted
Lot Coverage – Building:	Max. 45%	Max. 45%	none
Lot Size (min. dimensions):	270 m ²	552 m ²	none
Setback – Front Yard (m):	6 m Min.	6 m Min.	none
Setback – Side (m):	Min. 1.2 m	Min. 1.2 m	none
Height (m):	2.5 storeys	2.5 storeys	none

Other: Tree replacement compensation required for loss of significant trees in good health.



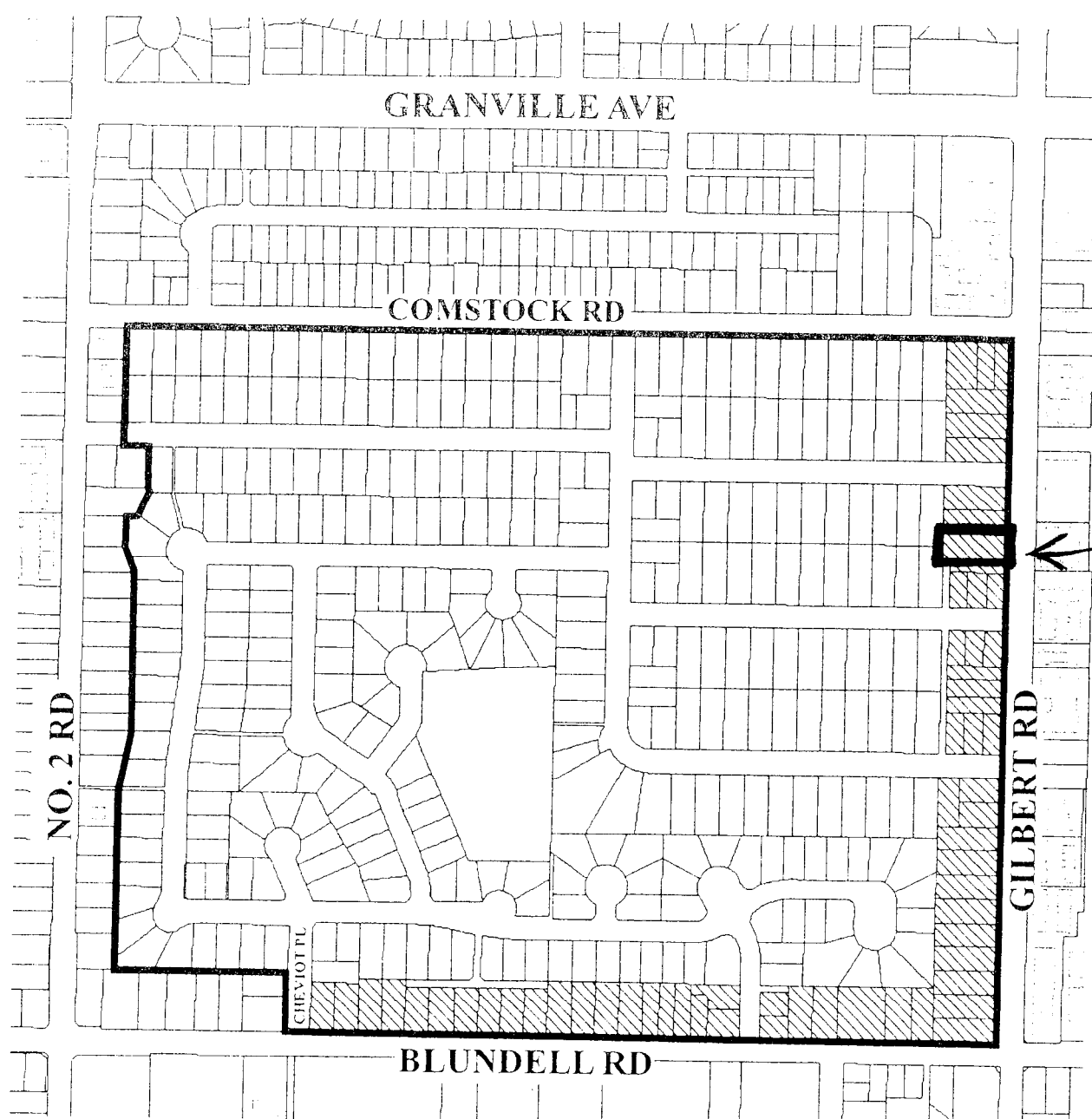
Page 1 of 2	Adopted by Council: April 10, 1989 Amended by Council: January 15, 2001* Amended by Council: May 15, 2006 *	Policy 5408
File Ref: 4045-00	SINGLE-FAMILY LOT SIZE POLICY IN Section 18-4-6	

Policy 5408:



The following policy establishes lot sizes in Section 18-4-6 located in the area generally bounded by **Comstock Road, Blundell Road, Gilbert Road and No. 2 Road** as shown on the attached map:

1. All properties shall meet the requirements of Single-Family Housing District, Subdivision Area E (R1/E) as per the Zoning and Development Bylaw 5300, with the following exceptions:
 - (a) properties with frontage on Gilbert Road and Blundell Road may be allowed to be subdivided as per Single-Family Housing District (R1-0.6) or Coach House District (R/9), provided accesses are to be a constructed lane and not to these arterial roads.
2. This policy is to be used in determining the disposition of future rezoning applications in this area for a period of not less than five years, except as per the amending procedures in the Zoning and Development Bylaw 5300.
3. Multiple-family residential development shall not be permitted.

* Original Adoption Date in Effect



SUBJECT
PROPERTY

-  Subdivision Permitted as Per R1-0.6 or R/9 provided that access is to a constructed lane and not to the arterial roads.
-  Subdivision Permitted as Per R1/E

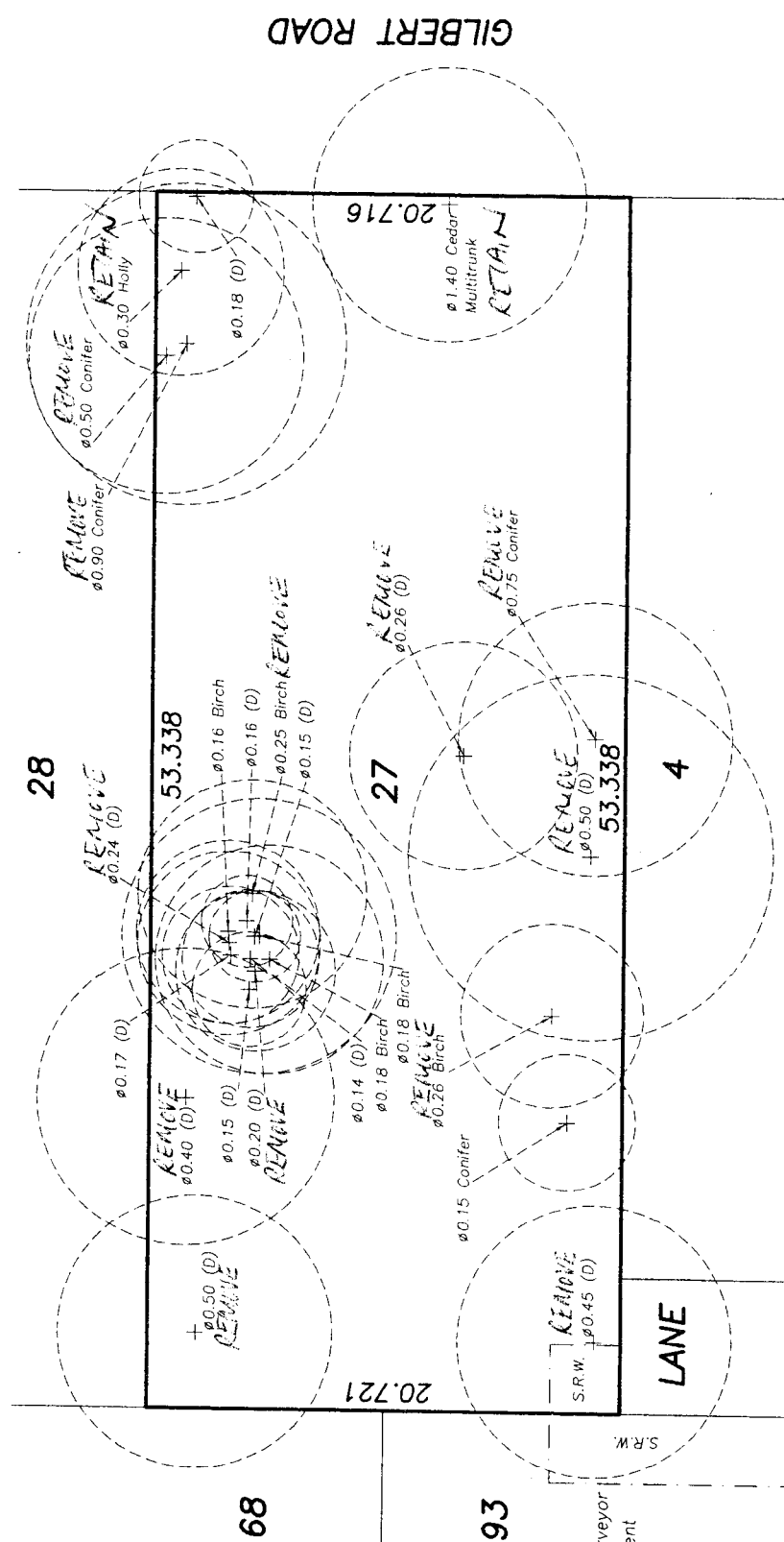


Policy 5408
Section 18-4-6

Adopted Date: 04/10/89
Amended Date: 05/15/06

**PLAN OF TREE SURVEY OF LOT 27 OF SECTION 18 BLOCK 4 NORTH
RANGE 6 WEST NEW WESTMINSTER DISTRICT PLAN 13379**

#7311 GILBERT ROAD
RICHMOND, B.C.
P.I.D. 003-460-061



© Copyright
J. C. Tam and Associates
Canada and B.C. Land Surveyor
115 - 8833 Odlin Crescent
Richmond, B.C. V6X 3Z7
Telephone: 214-8928
Fax: 214-8929
E-mail: jctam@telus.net
Job No. 2990
FB-75, P103-105
Drawn By: GB

LEGEND
(D) denotes deciduous tree.

DWG No. 2990-TREE

SURVEY COMPLETED ON APRIL 12th, 2006.

ARBORTECH CONSULTING LTD

MEMORANDUM:

August 4, 2006

File: 06161

Attn.: **Edwin Lee**

City of Richmond

6911 No. 3 Road

Richmond B.C. V6Y 2C1

Cc: Julian Rey
Derek Dang
Masa Ito

Project: **7311 Gilbert Road Richmond
2 Lot Subdivision**

Re: **Tree Retention Assessment**

Dear Lee,

As requested by the owner, I have undertaken a detailed assessment of 3 existing trees located in the front yard of the above noted site. The existing lot is proposed to be subdivided to accommodate two new homes with garages in the rear. The majority of the site will be fully disturbed due to the extensive site coverage of the proposed buildings. The front yard contains 3 trees identified by the landscape architect as being candidates for retention. This report provides a summary of the present condition of the subject trees, and recommendations for retention and protection according to my findings.

TREE ASSESSMENT

The trees were inspected on July 31 2006 to assess their health and structural integrity using visual tree assessment methods. Details are described below.

Tree #	Dbh ¹	Species	Assessment
1	Varies (9 stems)	Western redcedar	This multiple stemmed tree has a stout crown with inherent limb tying to hold the weakly joined leaders together. The root zone is moderately mounded at the base of the trunk, and grades are generally lower than the sidewalk. It is vigorous and viable as a retention tree subject to protection measures being implemented.
2	20	English hawthorne	This tree is half dead, with minimal live foliage remaining. It has been headed back at a height of 1.2m and is permanently impaired structurally. It is also suppressed by the adjacent tree(s) to the west.
3	18 to 23 multi	English holly	The multiple leaders are joined at the base of this tree with strong unions, and with a normal form for the species. It is asymmetrical toward the west due to shading and suppression from the large hemlock tree located to the west. If retained, the western side of the tree would be bare of foliage.

¹ Dbh denotes the diameter of the trunk measured at a height of 1.4m above grade (multiple stem sizes are noted)

In addition the above trees, there are several trees located within the building envelopes that are proposed for removal. Those trees were not assessed, but it is worthy of noting that the large hemlock mentioned in the assessment comments for tree 3 is in very poor condition and may be a hazard risk to the site. If the project is delayed in any way, this tree should be assessed and treated accordingly as soon as possible.

RECOMMENDATIONS

Based on the condition of the subject trees:

- Tree # 1 should be retained and protected. This cedar is relatively open grown and will provide a mature landscape element to the project.
- Tree # 2 is dying and is not worthy of any special effort to save it. It would not survive much longer even in its present growing environment due to the advanced state of decline.
- Tree # 3 is a marginal retention tree. It is a judgement call to save this tree considering the aesthetic issues. It will likely survive the construction if protected adequately, however it would be more appropriate to remove and replace it with a new nursery supplied tree that can be planted at the proper elevation and with sufficient soil resources to allow it to thrive. I recommend removal and replacement, but the owner may choose either option at his discretion.

TREE PROTECTION

In order to mitigate the potential for construction impacts to retained trees, they will need to be protected from damage. Note that direct mechanical impacts to trunks, limbs and roots cannot be repaired. A tree will suffer permanent damage from these wounds. Also, indirect damage to roots by excavation too close to the trunk, soil compaction from machinery driving on the soil, changes in the drainage regime, or fill placement suffocating the roots may not show symptoms immediately, but these disturbances could kill or destabilize the tree.

- Install temporary tree protection fencing to the dripline (crown extents) before any land clearing, demolition or construction phases commences.
- If encroachment into any tree retention area is required for any reason, it should be authorized in advance by the project arborist. Special measures may need to be implemented to allow access, and some activities will not be allowed.
- Underground services, drainage components (especially pipes and swales), and finished grading shall not cause any grade changes (any excavation or fill) within the tree retention areas, and grade changes of surrounding lands that would result in storm water accumulation or depletion within the tree protection zone is not appropriate.
- Activities within and access to the tree retention areas are restricted so that no one may cause or allow the deposit of any soil, spoil, aggregate, construction supplies, construction materials and/or waste materials. Vehicles and equipment may not pass within these zones. The retained trees may not be used to affix signs, lights, cables or any other device. Pruning, root pruning or any other treatment to the retained trees must be performed by a qualified arborist or under the direction of the project arborist.

- Retained trees or tree retention areas should be re-inspected by the project arborist prior to the occupation of the site, and/or whenever the site superintendent or owner deems necessary.
- During the landscape installation, it is just as important to consider the above criteria and recommendations. Some tree species can be killed by adding as little as 2 inches deep topsoil to their root zone.
- Additional treatments related to tree protection may be specified at the discretion of the project arborist and are described below.

POSSIBLE TREE TREATMENTS

Root Pruning - The trees being retained in close proximity to any excavation will require monitoring and inspection during the excavation process. Roots that are encountered must be pruned cleanly at the excavation limits, in order to protect the roots from being damaged at a point closer to the tree, and to initiate re-growth of roots. Further detail of root pruning methods will be provided if the treatment is required.

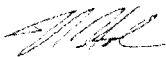
Pruning - The retained trees can be pruned in order to meet site safety and landscape objectives, for example to clean deadwood from the crown and to increase lines of sight by crown raising (removing lower limbs). Other treatments such as remedial pruning may be required if branches are wounded or damaged. Trees that may be increased exposure to wind and that have dense crowns may need to be thinned by light spiral pruning methods. All treatments would require hiring a tree service company, and would be restricted to completion by a qualified arborist who can demonstrate competency in proper pruning techniques. The full scope of the treatments can be provided in a specification developed by the project arborist.

Mulching - Trees that may be affected by disturbance may benefit from a protective layer of mulch over their root zones. Trees that have new direct sun exposure to the soil caused by the removal of adjacent trees, or that may have soil desiccation related to adjacent excavation may require treatment. Placement of 75 mm of bark mulch over the root zone of affected trees may be prescribed by the project arborist.

Supplemental Watering - The retained trees may be prone to drought stress from changes to their growing environment. Along with other factors, impacts from root loss, lateral drainage from soil exposed to excavations, and partial clearing of a site causing increased evaporation from the soil may require intervention. In some cases, retained trees may require manual watering of their root zones for an interim period as they adjust to the new disturbance around them. This may require a water source close by, or the use of a water truck. A contractor may need to be hired to provide such services.

If you have any questions please call me at 604 275 3484 to discuss.

Regards,



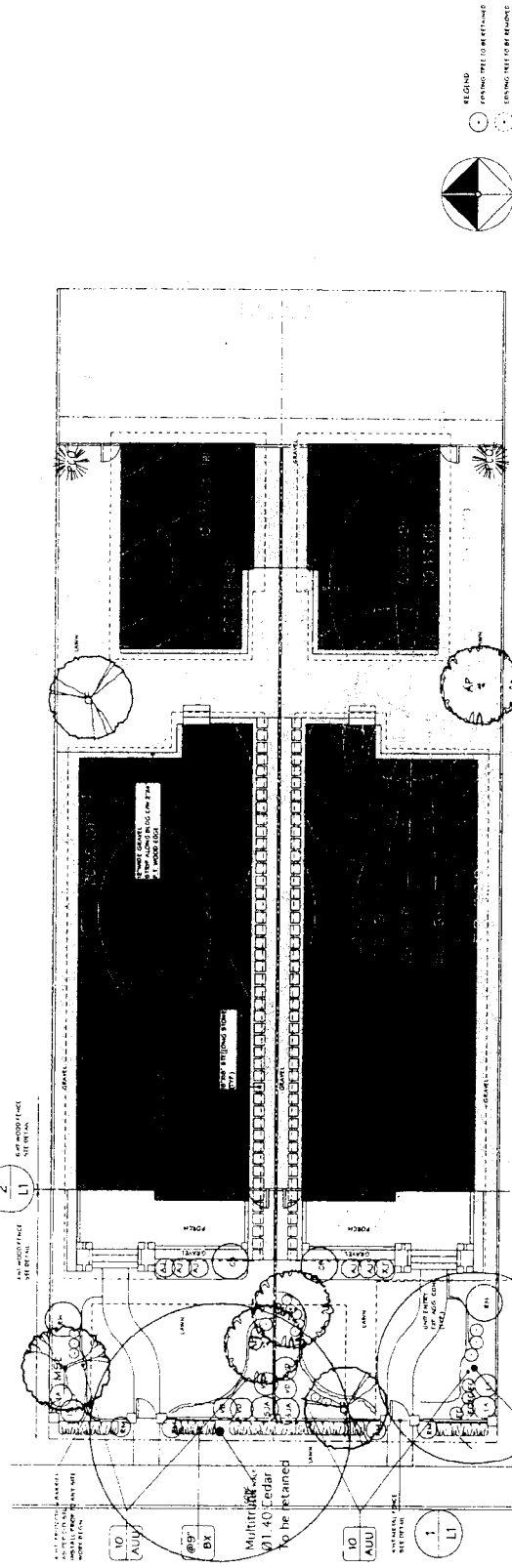
Norman Hol
Consulting Arborist
ISA Certified Arborist, Qualified Wildlife and Danger Tree Assessor

Enclosure; none

ITO
 & ASSOCIATES
 LANDSCAPE ARCHITECTS
 2180 HURON STREET
 RICHMOND BC V6V 2L4
 TEL: 604.275.2872
 FAX: 604.275.2875
 E-MAIL: ITO@ITO.COM

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 RICHMOND, B.C.

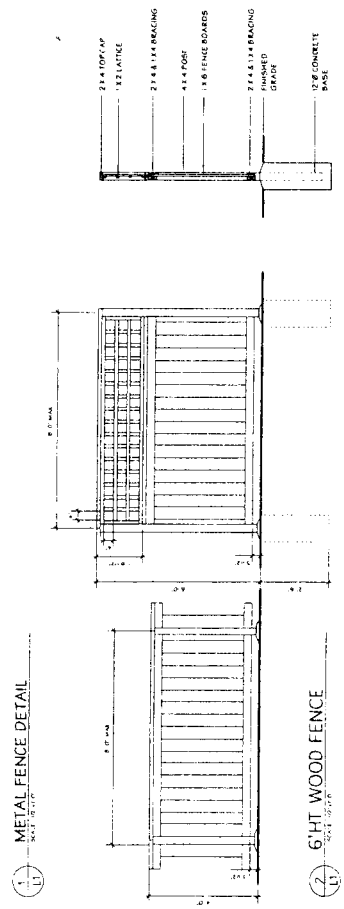
LANDSCAPE PLAN



PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
AP	3	ACER PALM MATIM	JAPANESE MAPLE	6.0m CAI, BAB
CF	2	CORNUS FLORIDA RUBRA	PINK DOGWOOD	6.0m CAI, BAB
MEL	1	MANGNOLIA STOLANGAMA	RUSTIC RUBRA	6.0m CAI, BAB
PCO	2	PELCA OMBRINA	SERLIAN SPRUCE	3.0m HI, BAB
SHRUBS				
AJ	6	AZALEA JAPONICA **	JAPANESE AZALEA	#2 POT
BK	7	BIBUS SPENSURENS	COMMON BIRCHWOOD	#2 POT
CC	4	CORNUS FLORIDA RUBRA	PINK DOGWOOD	#2 POT
EC	4	ERICA CARNEA	WINTER HEATHER	#2 POT
LA	4	LEUCOTYCHE ADELARIS	COAST LEUCOTYCHE	#2 POT
NS	4	NUSSLIANUS **	WOOD CROCKING	#3 POT
RM	4	ROSA MELAND	ROSE	#3 POT
SJA	2	SPIRAEA JAPONICA ANTHONY WATERER	ANTHONY WATERER SPIRAEA	#2 POT
VD	5	VIBURNUM DAVIDOM	DAVID'S VIBURNUM	#2 POT
GROUND COVERS				
ALU	20	ARCTOSTAPHYLOS LIVA JES	KORONINICK	6.0x3 POT
PERENNIALS/ANNUALS/GRASSES/AQUATIC PLANTS				
BC	10	BERGEMIA CRASSIFOLIA	HEARLEAF BERGERIA	#1 POT
LVA	6	LAVANDULA ANGIUSTOLIA	ENGLISH LAVENDER	#1 POT

** DENOTES SPECIES AND VARIETY TO BE APPROVED BY THE LANDSCAPE ARCHITECT.
 ALL MATERIALS AND EXECUTION SHALL BE IN ACCORDANCE TO THE MOST RECENT BRITISH COLUMBIA LANDSCAPE STANDARDS.
 PLANTS IN THIS PLANT LIST ARE SPECIFIED ACCORDING TO THE DATA STANDARDS FOR NURSERY STOCK AND THE B.C. DATA STANDARDS FOR CONTAINER-GROWN PLANTS.
 ALL PLANT QUANTITY DISCREPANCIES BETWEEN PLAN AND PLANT LIST SHALL BE REPORTED TO THE LANDSCAPE ARCHITECT FOR CLARIFICATION PRIOR TO SUBMITTING BID.
 ALL MATERIALS AND WORKMANSHIP SHALL BE GUARANTEED FOR ONE FULL YEAR AFTER THE DATE OF SUBSTANTIAL PERFORMANCE. SUBSTANTIAL PERFORMANCE OF THE LANDSCAPE ARCHITECT.
 THE CONTRACTOR SHALL MAINTAIN ACCORDANCE TO THE LANDSCAPE STANDARDS UNTIL THE WORK IS TURNED OVER TO THE OWNER.



NO GATE CORNER POST SETTING FIG.
 FENCE BASED ALUMINUM
 1.66 TOP AND BOTTOM
 2.14 SHAVE LINE / APPLIED
 LOGGING (OR) BELL RING (AT LATER DATE)

GILBERT ROAD

AUGUST 2008
 LANDSCAPE ARCHITECTURE
 1180 HART DRIVE
 RICHMOND, BC V6V 2A4
 TEL: 604.273.4406
 FAX: 604.273.4406
 EMAIL: info@ito.ca



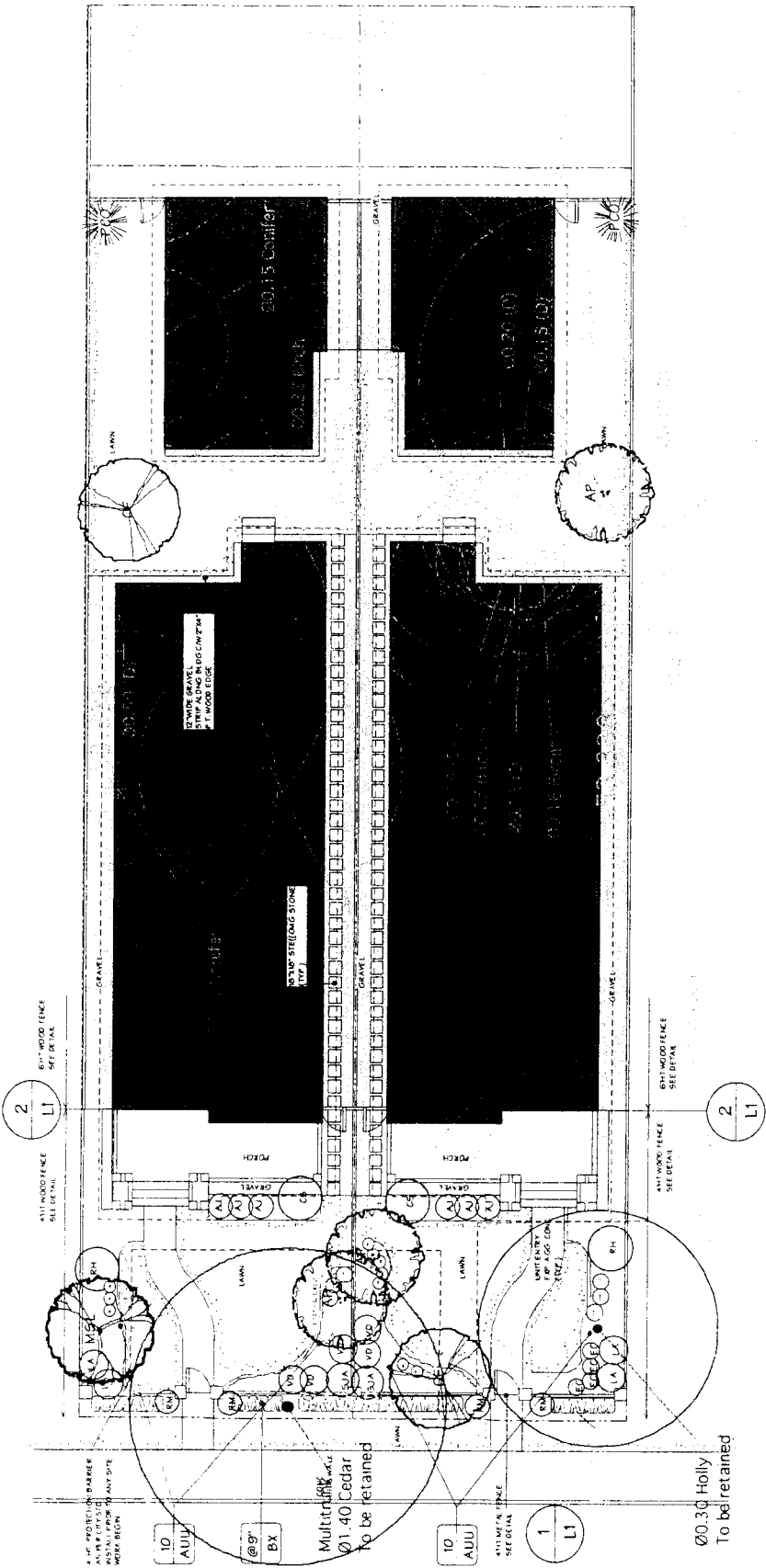
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 & ASSOCIATES
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 TEL: 604.273.4406
 FAX: 604.273.4406
 EMAIL: info@ito.ca

7311 GILBERT RD
 RICHMOND, B.C.

LANDSCAPE PLAN

DATE	DESCRIPTION
08/11/08	PRELIMINARY
09/15/08	REVISED
10/20/08	REVISED
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GILBERT ROAD



**Richmond Zoning and Development Bylaw 5300
Amendment Bylaw 8058 (RZ 05-321176)
7311 GILBERT ROAD**

The Council of the City of Richmond, in open meeting assembled, enacts as follows:

1. The Zoning Map of the City of Richmond, which accompanies and forms part of Richmond Zoning and Development Bylaw 5300, is amended by repealing the existing zoning designation of the following area and by designating it **COACH HOUSE DISTRICT (R/9)**.

P.I.D. 003-460-061

Lot 27 Section 18 Block 4 North Range 6 West New Westminster District Plan 13379

2. This Bylaw may be cited as **“Richmond Zoning and Development Bylaw 5300, Amendment Bylaw 8058”**.

FIRST READING

SEP 25 2006

A PUBLIC HEARING WAS HELD ON

SECOND READING

THIRD READING

OTHER REQUIREMENTS SATISFIED

ADOPTED

CITY OF RICHMOND
APPROVED by
<i>[Signature]</i>
APPROVED by Director or Solicitor
<i>[Signature]</i>

MAYOR

CORPORATE OFFICER